

Adopted at Meeting of 10/7/76

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF CHARLES S. EATON
DISPOSITION PARCEL R-61
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Charles S. Eaton has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-61 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Charles S. Eaton be and hereby is tentatively designated as Redeveloper of Disposition Parcel R-61 in the Charlestown Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule

2. That disposal of Parcel R-61 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

R-61
18-34 Main St.

AREA 5,714 sq. ft.

WIDTH

DEPTH

SITE

ACCESS

PARKING

D.U.'s

TYPE

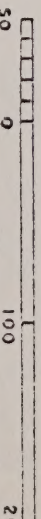
ZONING

NOTES:

PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS SEE:

CHARLESTOWN URBAN RENEWAL PLAN
PROJECT NO. MASS. R-55
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.



DISPOSITION
PARCELS

DATE:

N

Charlestown
Urban Renewal Area
Massachusetts R-55
BOSTON REDEVELOPMENT AUTHORITY



October 7, 1976

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55
DISPOSITION PARCEL R-61
TENTATIVE DESIGNATION OF REDEVELOPER

Disposition Parcel R-61 consists of four contiguous brick buildings located at 18-34 Main Street between Henley Street and John Harvard Mall. The parcel contains approximately 5,714 square feet of land.

This parcel was advertised for rehabilitation on August 10, 1975 for residential use with office/commercial permitted on the first floor.

Five letters of interest and preliminary proposals were submitted by:

Beckstoffer Hunter Assoc., 306 Dartmouth St., Boston
Werner & Patience Bundschuh, 2 Washington St., Charlestown
Dudley & Giordano Inc., 390 Commonwealth Ave., Boston
Chas. S. Eaton Agency, 15 Broad St., Boston
Linden Tree Co., (Urban Dynamics), 51 Chandler St., Boston

After careful analysis, Chas. S. Eaton Agency was selected since Mr. Eaton plans to move his business immediately upon rehabilitation to the proposed commercial area and his family will occupy seven of the residential units. It is felt this built-in occupancy factor will insure success and development stability. The rehabilitation will consist of 12 duplexes, 10 apartments and 5 commercial units.

It is recommended that the Authority tentatively designate Chas. S. Eaton Agency as Redeveloper of Disposition Parcel R-61 in the Charlestown Urban Renewal Area.

An appropriate Resolution is attached.

ATTACHMENT